

503 JAN 3 33

OK

561.00

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That EDMOND W. ANDERSCH and BARBARA A. ANDERSCH, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FLOYD WILLIAM TALBERT, herein after called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Block 14, Lots 49, 50 and 51 of the INDUSTRIAL ADDITION to the City of Klamath Falls, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 22,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 4th day of January, 19 93, if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Edmond W. Andersch
Barbara A. Andersch

STATE OF OREGON, County of Klamath) ss. This instrument was acknowledged before me on January 4, 19 93, by Edmond W. Andersch and Barbara A. Andersch



This instrument was acknowledged before me on _____, 19____, by _____ as _____ of _____

Notary Public for Oregon
My commission expires 5-23-94

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Floyd William Talbert
505 Adams
Klamath Falls, Or 97601

Until a change is requested all tax statements shall be sent to the following address.
Floyd William Talbert
505 Adams
Klamath Falls, Or 97601

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 6th day of Jan., 19 93, at 3:33 o'clock P. M., and recorded in book/reel/volume No. M93 on page 514 or as fee/file/instrument/microfilm/reception No. 561.00, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.
By _____ Deputy

Fee \$30.00

cb 50.00